



Commercial Real Estate
Development
Property Management

Tony Jarrett
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Medical Office Space For Sale/Lease

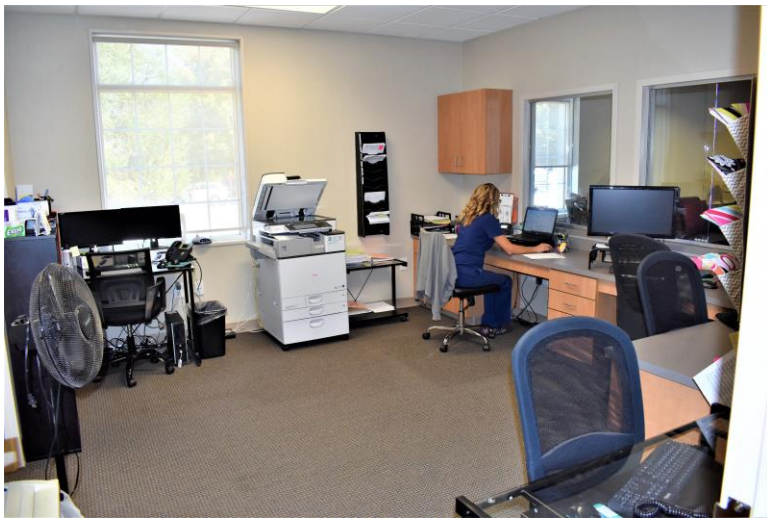
36 14th Ave. NE Hickory, NC 28601



- ❖ Sale Price: \$1,100,000
- ❖ Lease: \$19 psf NN
- ❖ Unit 103: 5,457 sf
- ❖ Built in 2004
- ❖ 0.9 Mile North of Frye
Regional Medical Center

Located Directly Behind
Peoples Bank in Viewmont





Front Office

Supply Closet



Waiting Area



Breakroom



Nurse Station



Exam Room



Dictation Room



Office





FLOOR PLAN 2

SCALE: 1/8" = 1'-0"

63-196

14th Ave. Pl. NE

N. Center St.

Second Street Properties
Deed 2043-1888



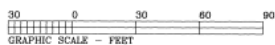
Owner: Four Oaks LLC
245 11th Ave. NE Suite 100
Hickory, NC 28601

This property is not located in a flood hazard area.
FEMA Query: Parcel No. 370554 0000 B
Effective Date: 8-3-81

Course	Bearing	Distance
L1	N 84°47'38" E	70.01'
L2	S 80°12'22" E	68.23'
L3	S 84°47'38" W	9.41'
L4	S 85°12'22" E	7.92'
L5	S 84°47'38" W	29.88'
L6	S 85°12'22" E	5.74'
L7	S 84°47'38" W	54.84'
L8	N 85°12'22" W	81.89'
L9	S 85°12'22" E	5.84'
L10	N 84°47'38" E	9.01'
L11	S 85°12'22" E	68.23'
L12	S 84°47'38" W	35.07'
L13	N 85°12'22" W	68.14'
L14	S 84°47'38" W	34.94'
L15	N 85°12'22" W	68.14'

Course	Bearing	Distance
PE1	N 85°12'19" W	23.27'
PE2	N 32°24'02" W	6.28'
PE3	N 85°12'19" W	15.00'
PE4	S 84°47'41" W	16.56'
PE5	N 85°12'19" W	122.09'
PE6	N 04°01'08" E	64.53'
PE7	S 85°21'43" E	102.44'
PE8	S 04°38'17" W	18.20'
PE9	S 85°12'19" E	63.07'

- Legend**
- Existing iron (type noted)
 - New iron (type noted)
 - P.K. Nail
 - R.H. Spike
 - Concrete Monument
 - Stone
 - Calculated Point
 - Nail & Cap
 - Nail
 - MAG Nail
 - N.C.S.S. Horizontal monument
 - Power pole
 - Duke Power Box
 - Phone Pedestal
 - Manhole
 - Water meter or valve
 - R/W - Right of way
 - Overhead power lines
 - Fence
 - Sanitary sewer line
 - Water line
 - Lines not surveyed



Condo Book 1, Unit 57

Being the full contents of Lot 2 of Plat Book 53;
Page 199 of the Catawba County registry.



J. Mike Honeycutt
J. Mike Honeycutt
License or Registration Number

This survey creates a subdivision of land within an area of a county that has an ordinance that regulates parcels of land.

I (we) hereby certify that I am (we are) the owner of the property described herein, which property is bounded with the subdivision registration jurisdiction of the City of Hickory, that I (we) hereby certify that the plan of subdivision and description in part use of areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas and the order of dedication is completed by the appropriate authority. All property shown on this plat as dedicated for a public use shall be intended to be dedicated for any other public use authorized by law when such other use is approved by the Hickory City Council in the public interest.

6/12/06
Four Oaks, LLC
By: *C. Shuman*
Owner

I, a Notary Public of the county and state aforesaid, certify that *C. Shuman* is the owner of the property described herein, and that I (we) will maintain all such areas and the order of dedication is completed by the appropriate authority. All property shown on this plat as dedicated for a public use shall be intended to be dedicated for any other public use authorized by law when such other use is approved by the Hickory City Council in the public interest.

Elaine D. Bradshaw
Elaine D. Bradshaw
Commission Expires 12/31/10

Shawn Miller
Shawn Miller
Zoning Administrator, City of Hickory

State of North Carolina
County of Catawba
Shawn Miller
Review Officer of Catawba County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Catawba County, North Carolina
Plat this 14th day of June, 2006
at 3:52 PM recorded in Plat Book 53, Page 196
Donna Hicks Spencer
By: Rita Beaver, Asst

1.26 Total Acres
Area by coordinate computation method (16889)

An office/condominium complex for:
North Center Professional Plaza
Hickory, North Carolina
Honeycutt Land Surveying
P.O. Box 1103 - 27 East A Street, Hickory, North Carolina 28608
J. Mike Honeycutt L-1380 Randall W. Honeycutt L-4399
Date: 5-15-06 Deed: 2547-1026 Coord. File: 06056164
Revised: 6-9-06 Dep. File: 06056164
Scale: 1" = 30' Pin No: 3703 11 66 4256 JMH File: B-2229